



MINUTES –
MAJOR STAKEHOLDERS MEETING
PRECINCT 7A – STUCTURE PLAN - ARCHITECTUS -
PRESENTATION
MEETING – 6 September 2011

Chair: Scott Duncan – Wyong Shire Council – (WSC)

Attendees: Steve McDonald – WSC
Andy Yelds – Mingara
Councillor John McNamara – WSC
Adrian Garnero – Railcorp
Glenn Horal – DP&I
Eric Stammer – Yeramba
Martin Johnson – WSC
Natalie Adams – Architectus
Anne Sutherland – Architectus
Mayor Doug Eaton – WSC
Greg Best – WSC

Ken Cooke – Watanobbi – Warnervale Precinct
Committee

Brad Gemmell – Dept of Education

Anita Crowe – FHP

Mark Grayson – CBRE Town Planning

David Hannan – FHP

Julie Vaughan – WSC

Adam Mularczyk – WSC

Anthony Rodwell – Dept of Education

Chris Ferry – WSC

Meeting Objective: To discuss the following items:

1. Introduction
2. Precinct 7A Preferred Structure Plan
 - 2.1 Background
 - 2.2 Charette Overview
 - 2.3 Outcomes from Charette
 - 2.4 Feedback from Council
 - 2.5 Preferred Structure Plan
3. Next Steps – The Master Plan
4. Questions & Answers
5. Conclusions

Powerpoint presentation saved on file

Meeting Issues and Results:

Comments made during the Meeting

David Hannan - Colour scheme on legend needs some work to improve clarity.

Council - Agreed.

David Hannan and consultant - Opportunity to increase amount of medium density development south of Warnies, but still need to set back from floodplain conservation reserve to allow for sizing of Asset Protection Zones to address bushfire planning requirements.

Council and Architectus - OK we will look into it, might be scope to increase residential densities. Need to look at development yields over entire precinct, but were happy to look at the issue before Structure Plan was finalised for the purposes of public consultation.

David Hannan and Mark Grayson (consultant) - Raised question why Council was not pursuing development densities higher than 2 storeys in the vicinity of Warnervale Village.

Scott Duncan - Advised that it would normally be good planning practice to increase residential densities around railway stations. However given the uncertainty over the future of the existing Warnervale Village Railway Station (and future opening of the new station in Warnervale Town Centre), it is difficult to justify increasing residential development densities and permit 3 storey flats etc in this location.

David Hannan - Indicated that he had made an unsolicited offer to fund upgrading of parking and 8 car stop over at Warnervale Village Station to Department of Premier and Cabinet. He indicated that his initial meetings to date have received a positive response so far, and that he had a range of development scenarios for his land (dependent on whether the station remains open or closes).

Councillor Best - Expressed view that Council should pursue partial residential development on the proposed business park site in the western part of the Precinct 7A Structure Plan area.

Martin Johnson - Advised that we were under executive instruction to identify this site as a business park site, but that he was to discuss this further with the General Manager to find out if there was any room for flexibility on this issue.

Eric Stammer - Raised concerns about possible impact of Lower Hunter Spotted Gum Ironbark Forest EECs on the study area.

Scott Duncan - Advised that these areas were not shown on the EEC mapping prepared by Architectus, as Council was still disputing whether the EEC actually occurred in Wyong Shire. However he indicated that Council has mapped the areas of vegetation that potentially meet the EEC definition. He indicated that potential areas of the EEC existed in the western and north-western parts of the study area.

Councillor Best and Eric Stammer - Concerned about affordability of development and financial feasibility of development. Greg Best advised that he is not prepared to support planning of the area unless information is provided confirming that development is financially feasible.

Department of Education - Indicated that plans for the school site would be dependent on growth rates and in many ways how quickly Precinct 7A grows as a new urban land release.

Scott Duncan and Martin Johnson - Agreed, that accurate figures would not be known until further consultation is done with State government agencies and infrastructure costings are provided. However, it was indicated that

preliminary figures would be provided to give developers a level of comfort with expected costs.

Anne - Indicated that Architectus had a lot of experience writing development codes for projects and Landcom. Anne indicated that it was best to use the Housing Code as much as possible to ensure that development outcomes are affordable.

David Hannan - Asked if there was a possibility of putting playing fields on land to the south of Warnies.

Scott Duncan - Indicated that there only appeared to be a small amount of land available and that there were some significant EEC's present and it would be difficult to justify removal. He indicated that we would have another look at it before finalising plans.

Notes from private discussions with landowners

David Hannan advised that there were images included in the presentations of developments which he had previously completed in Sydney. Anne advised that they were not aware of this and that it was just a coincidence. Architects agreed to remove these images, to avoid any perceived bias that might exist due to the fact that David Hannan is making a substantial contribution to funding the Precinct 7A rezoning process.

Actions Log:

- **ACTION 1:** Undertake preliminary development feasibility assessment on residential component of Precinct 7A and additional medium density development on land south east of Warnervale Village Railway Station.
- **ACTION 2:** Discuss possibility of partial residential development on high amenity portions of the proposed business park site identified by the Structure Plan.
- **ACTION 3:** Investigate possibility of including small oval south of 'Warnies' in Structure Plan area.